

RECEIVED

MAY 18 2017

Town of Concord
Board of Appeals

Doug Stockstad

31 Black Birch Lane, Concord, MA 01742
608-215-8026 dstockstad@yahoo.com

May 18, 2017

Ms. Brooke Whiting Cash, Chair, Concord Planning Board
Mr. Robert Sepucha, Chair, Concord Zoning Board of Appeals

Dear Ms. Whiting Cash and Mr. Sepucha:

I am writing to support the application of Abode Builders of N.E., LLC ("Abode") for a Special Permit for a 16-unit Alternative Planned Residential Development ("Black Birch Phase II") on Lot 4A and Parcel A at 275 Forest Ridge Road. My wife and I are current residents of Black Birch Phase I. We were, I believe, the first residents to move into and live in Black Birch Phase I in August 2016. I support Abode's Black Birch Phase II application from both personal and professional perspectives. (I have a graduate real estate degree and have worked in the housing industry for the majority of my career, most recently for a Boston-based affordable housing developer.)

My personal experience living and owning a condominium unit to date in Black Birch Phase I has been great. I am pleased with the planning and design of Black Birch Phase I, where the cluster site layout provides green space usable by the residents, as well as land deeded to the Town of Concord and other land restricted as a conservation area. Abode has done an excellent job executing Black Birch Phase I. I believe our home and the others in Black Birch Phase I have been well constructed and the development will be an asset to its residents, neighbors and the Town of Concord for a long, long time.

After reviewing the plans, I think Black Birch Phase II is also well designed for Lot 4A and Parcel A, offering a reasonable combination of green space and other open space. And since Abode has planned homes that are comparable in style and design to those in Phase I, I have no doubt the company can and will execute Black Birch Phase II with efficiency similar to what it has and is currently doing in Black Birch Phase I.

From a broader land-use perspective, I think the proposed Black Birch Phase II residential use is the best possible use for Lot 4A and Parcel A. It generates less street traffic than most other possible uses, is completely compatible with and complementary to the Black Birch Phase I land use, and provides a housing type that is in relative short supply for current and future Concord aging residents.

Sincerely,



Doug Stockstad